

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Rockwell, Request for Large Scale Land Use Amendment from SE (Suburban Estates) to PD (Planned Development), and Rezone from A-1 (Agriculture) to PUD (Planned Unit Development District) (John Rinehart, applicant)

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Donald Fisher **CONTACT:** Jeff Hopper **EXT** 7431

**Agenda Date** 8/12/03    **Regular** ☐    **Consent** ☐    **Work Session** ☐    **Briefing** ☐  
**Public Hearing – 1:30** ☐    **Public Hearing – 6:00** ☒

**MOTION/RECOMMENDATION:**

1. TRANSMIT the requested Large Scale Land Use Amendment from SE (Suburban Estates) to PD (Planned Development), and Rezone from A-1 (Agriculture) to PUD (Planned Unit Development District) on 51.4 acres located on Long Pond Road 0.6 mile east of Markham Woods Road, adjacent to west side of I-4 (John Rinehart, applicant); or
2. DENY the requested Large Scale Land Use Amendment from SE (Suburban Estates) to PD (Planned Development), and Rezone from A-1 (Agriculture) to PUD (Planned Unit Development District) on 51.4 acres located on Long Pond Road 0.6 mile east of Markham Woods Road, adjacent to west side of I-4 (John Rinehart, applicant) based on staff findings; or
3. Continue the item to a time and date certain.

(District 5 – Comm. McLain)

(Jeff Hopper, Senior Planner)

**BACKGROUND:**

The applicant requests a change in future land use designation from Suburban Estates (SE) to Planned Development (PD) to accommodate 117 single family homes on a 51-acre site. At a net density of approximately 2.6 units per net buildable acre, the project is described as a "traditional neighborhood development" with front porches, alleys and large open space areas. Development to the north includes an assisted living facility, an apartment complex, and

**Reviewed by:**  
**Co Atty:** KZC  
**DFS:** \_\_\_\_\_  
**OTHER:** MMJ  
**DCM:** SS  
**CM:** KB  
**File No.** ph700pdp02

commercial/office uses within the Oakmonte PUD. To the south and west are single family residential developments at densities of 1 unit per acre or less. The site adjoins the Seminole-Wekiva Trail on the west.

**LPA RECOMMENDATION:**

Recommendations of the Land Planning Agency (LPA) will be presented at the hearing. Please note that the applicant requested a continuance to August 6 from the originally scheduled LPA hearing date of July 9. Therefore, minutes were not available to include in this agenda report.

**STAFF RECOMMENDATION:**

Due to significant differences in density between the proposed development and existing residential uses to the south and west, and lack of access through the Oakmonte PUD, lack of transition of lot sizes between the existing neighborhood and the proposed lots, Staff recommends DENIAL of the request per the attached staff report.

# Project Team

## DEVELOPER:

United Associate Properties  
1017 E. South St.  
Orlando, FL 32801  
Dennis Casey

## APPLICANT / PLANNER

Glattig Jackson Kercher Anglin Lopez Rinehart, Inc.  
33 East Pine Street  
Orlando, FL 32801  
(407) 843-6552  
John F. Rinehart, ASLA  
Christi Elfein, AICP

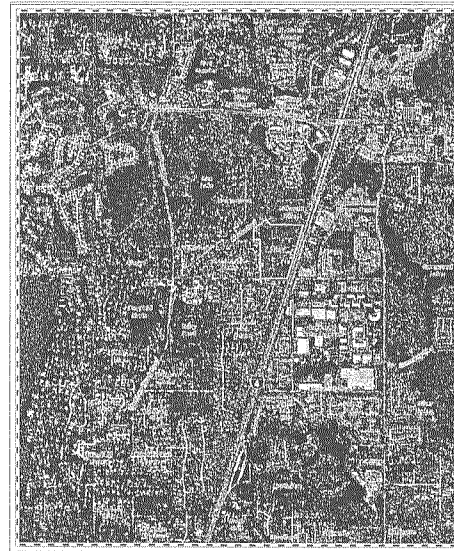
## LEGAL COUNCIL

SHUTTS & BOWEN  
300 S. Orange Ave.  
Suite 1000  
Orlando, FL 32801  
Ken C. Wright, Esquire

## SHEET SCHEDULE

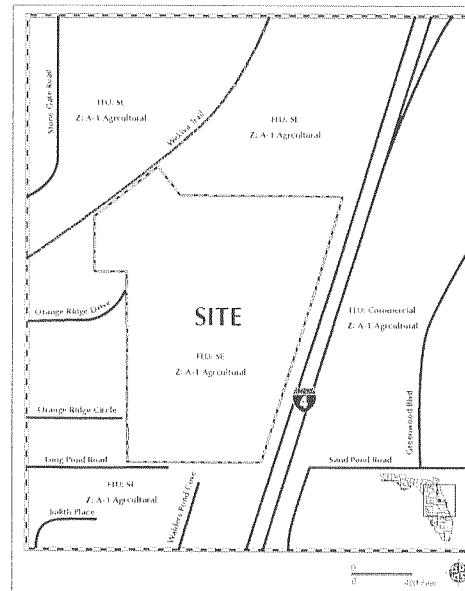
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|--|--------------|
| Cover                                    | Sheet 1 of 6 |
| Boundary Survey & Legal Description      | Sheet 2 of 6 |
| Topographic, Floodplain & Wetland Survey | Sheet 3 of 6 |
| Soils Survey                             | Sheet 4 of 6 |
| Master Plan                              | Sheet 5 of 6 |
| Notes                                    | Sheet 6 of 6 |

Vicinity Aerial



N.T.S.

Vicinity Map



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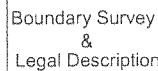
Project  
Cover

**ROCKWELL**  
Planned Unit Development  
Seminole County, Florida

Project No. 17203  
Designed By ABD  
Drawn By JT  
Checked By JFR  
Revisions:  
Date 06.23.03

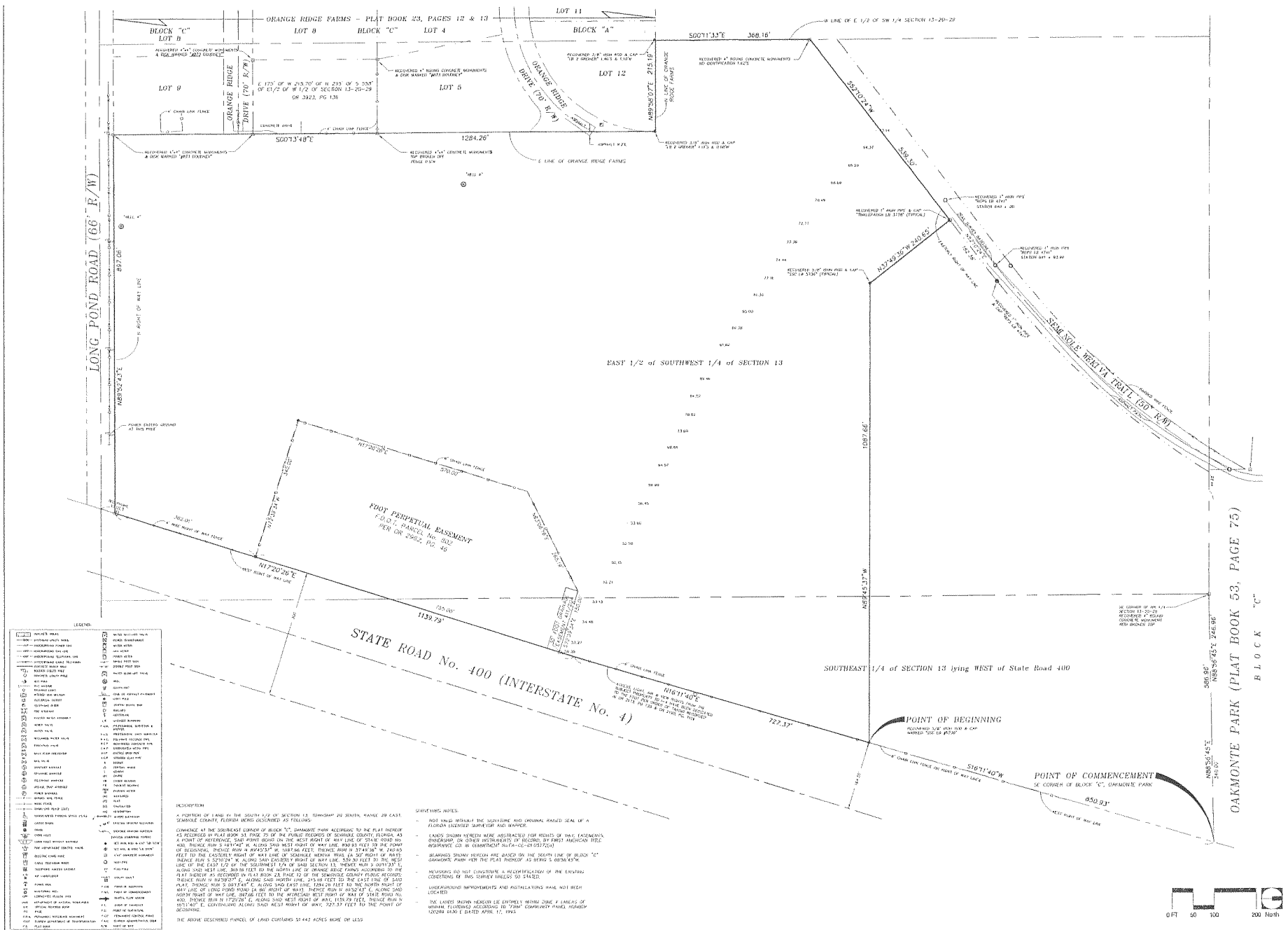
Date 04.18.03

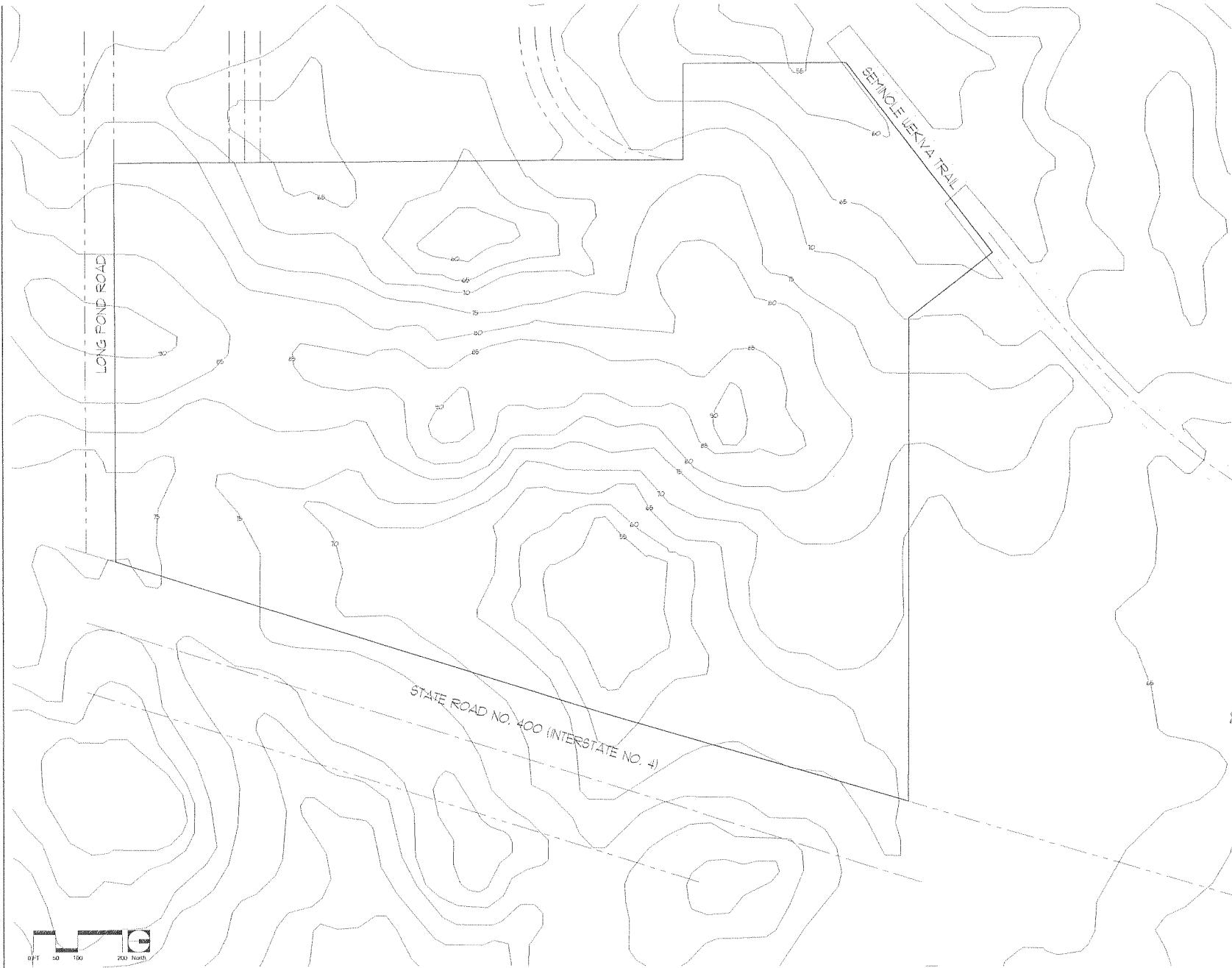
Sheet  
1 of 6



Project No. 17203  
Designed By ABC  
Drawn By JT  
Checked By JFR  
Revisions:

Sheet  
2 of 6





KEY

65  
TOPOGRAPHY

NOTE:  
There are no floodplains or  
wetlands located on the  
site

Source:  
(Florida Geographic Data  
Library),  
Natural Resources  
Conservation Service  
(1990),  
SJRWMD 1995 Land Use,  
FEMA



Topographic,  
Floodplain &  
Wetland Survey

# ROCKWELL

## Planned Unit Development Seminole County, Florida

Project No. 17203  
Designed By ABD  
Drawn By JT  
Checked By JFR  
Revisions:

Date 04.18.03

Sheet  
3 of 6



KEY



Astatula - apopka fine sands,  
0-5% slopes



Astatula - apopka fine sands,  
5-8% slopes

Source: Natural Resources  
Conservation Service (1990)



Soils Survey

**ROCKWELL**  
Planned Unit Development  
Seminole County, Florida

Project No. 17203

Designed By ABD

Drawn By JT

Checked By JFR

Revisions:

Date 04.18.03

Sheet  
4 of 6



Master Plan

# ROCKWELL

Planned Unit Development  
Seminole County, Florida

Project No. 17203  
Designed By ABD  
Drawn By JT  
Checked By JFR  
Revisions:

Date 04.18.03

Sheet  
5 of 6

KEY



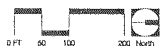
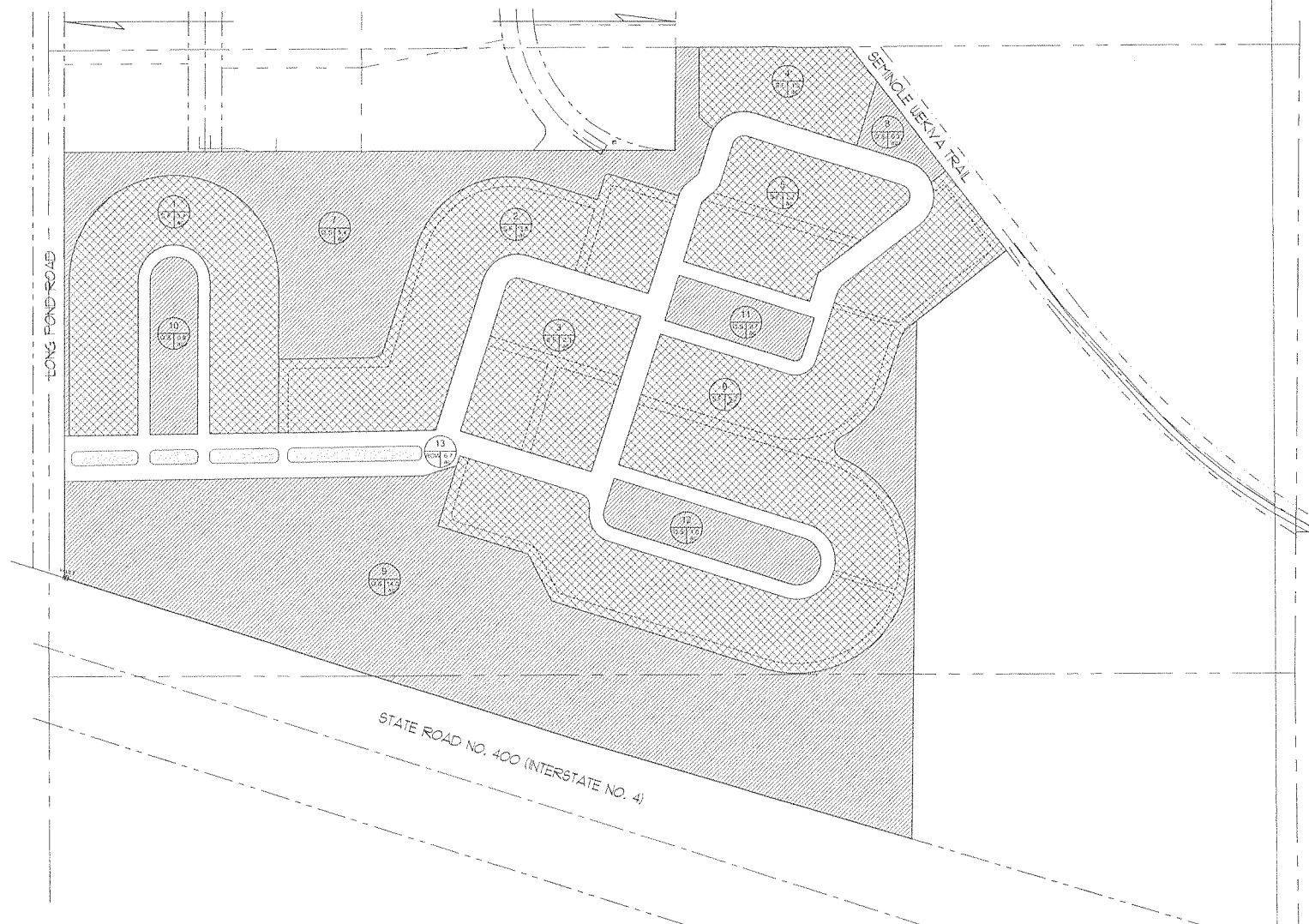
RESIDENTIAL



OPEN SPACE / PARKS /  
RETENTION

ROADS

ALLEY EASEMENT



## 1. Land Use

| Tract                | Land Use                   | Acreage |
|----------------------|----------------------------|---------|
| 1, 4                 | Single Family Estate Lots  | 5.0     |
| 2, 3, 5, 6           | Single Family Cottage Lots | 17.5    |
| Total Residential    |                            | 22.5    |
| 13                   | Roads                      | 6.7     |
| Total Roads          |                            | 6.7     |
| N/A                  | Wetlands                   | N/A     |
| 7, 8, 9, 10, 11, 12* | Uplands / Retention        | 22.2    |
| Total Open Space     |                            | 22.2    |
| TOTAL                |                            | 51.4    |

\* Tracts 7 and 9 contain 11.2 acres of stormwater retention

## 2. Density

### Gross Residential Density Calculation

$$\frac{\text{Total Units}}{\text{Gross Res. Acres}} = \frac{117 \text{ units}}{51.4 \text{ acres}} = 2.3 \text{ units/acre}$$

### Net Density Calculation

$$\frac{\text{Total Units}}{\text{Gross Res. Acres}} = \frac{117 \text{ units}}{44.7 \text{ acres}} = 2.6 \text{ units/acre}$$

## 3. Utility Services

All stormwater management design shall comply with the Seminole County Land Development Code, the St. Johns River Water Management District and any other local or state codes.

Water and sanitary sewer will be provided by Seminole County Utilities.

## 4. Legal Instruments

will be created for providing for the management of common areas and facilities.

## 5. Fire Protection

will be provided via fire hydrants with pressure and supply consistent with Seminole County Codes.

## 6. Impact Analysis

### Traffic Analysis

Vehicle access will be provided from Long Pond Road. Long Pond Road will be paved to County standards from the end of the existing pavement to the project entrance (approximately 1200-1500 feet). Long Pond Road connects to Markham Woods Road. According to information provided by Seminole County, Markham Woods Road currently carries 11,331 daily trips on the segment between E.E. Williamson and Lake Mary Boulevard. A road of this nature has a capacity of 14,600 daily vehicles (FDOT Q/T.O.S Handbook, Generalized Tables). For the purposes of analyzing the traffic impact created by Rockwell, 120 units were used. Per ITE Trip Generation, 6<sup>th</sup> Edition, 120 single-family dwelling units are expected to generate 1,226 daily trip ends. For the purpose of this analysis, it is assumed that the traffic distribution onto Markham Woods Road is 70 percent to/from the north and 30 percent to/from the south. Based on these figures, the segment of Markham Woods Road north of Long Pond Road is projected to carry 12,189 vehicles daily (11,331 + 858 = 12,189). Similarly, the segment south of Long Pond Road is projected to carry 11,699 vehicles daily (11,331 + 368 = 11,699). Both of these volumes are below the acceptable capacity of the road and therefore would not adversely affect the level of service operation of either segment of Markham Woods Road. These projected volumes do not include any future growth in background traffic, which is consistent with the County's concurrency study methodology.

### School Analysis

Rockwell will generate approximately 98 students as shown in the calculation below:

| School     | Units | Students/Unit | Number of Students |
|------------|-------|---------------|--------------------|
| Elementary | 117   | .31           | 36                 |
| Middle     | 117   | .23           | 27                 |
| High       | 117   | .28           | 33                 |
| Total      |       |               | 96                 |

## 7. General Purpose and Character

### Site Description

The subject property is 51.4 acres in size and is located on Long Pond Road adjacent to Interstate 4, directly opposite Corporate Pointe Business Center. The site currently has a zoning designation of A-1, however a rezone to Planned Unit Development (PUD) will allow flexibility to build the proposed new residential community "Rockwell." Rockwell will be a traditional neighborhood development featuring homes with front porches, alleys, and large expanses of open space. A maximum of 117 dwelling units are proposed.

## 8. Structural Concepts

The single-family homes will consist of a mixture of approximately nineteen (19) estate lots and ninety-eight (98) cottage lots. The homes will feature traditional architecture comparable to the homes built in Celebration. There will be a combination of rear and front loaded homes, with most having rear-loaded alley garages. The maximum height will not exceed the thirty-five (35) foot code height limit.

## 9. Major Landscaping Concepts

The Rockwell community will be beautifully landscaped in order to enhance the natural palette of plant materials currently existing in the area. In order to reduce the demands on water, maintenance and other resources, a xeriscaped landscape design will be implemented. Clustering the homesites around the open spaces will preserve substantial portions of the existing topography and the native tree species.

## 10. Recreation and Open Space

Open space and recreation are central components of the master plan. Approximately 40% of the site will be reserved as open space. On the east side of the property, a dry retention pond surrounded by landscaping will create a large expanse of open space that will visually and audibly buffer the community from I-4. On the west side of the property, a minimum 50-foot buffer is provided as a transition between the adjoining neighborhoods. Along the Wekiva Trail, a private trailhead is planned as a gateway to the community. Central to the site, three neighborhood parks are planned. These parks are strategically located to preserve existing natural areas and to provide a neighborhood green where homes front the park. One of the neighborhood greens will have a "Post," containing a mail depot, benches, and playground equipment, to serve as a focal point and community gathering place.

## 11. Housing types, price ranges and staging.

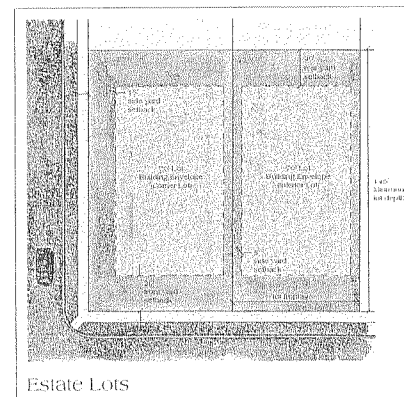
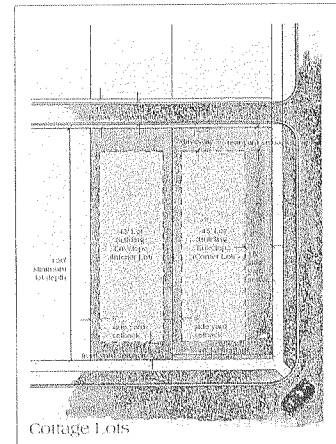
Rockwell is a single-family community offering a choice of either estate homesites or cottage homesites. The community will be built in one continuous phase beginning at the entrance to Long Pond Road. Home prices will be comparable to or higher than other homes in the area.

## 12. Pedestrian, bicycle and vehicular linkage plans

The project is designed as a traditional neighborhood with a connectivity and linkage system planned for pedestrians, bicyclists and vehicles. All of the roads within the community have sidewalks leading to the private trailhead adjacent to the Wekiva Trail. Pedestrian and bicycle access to the commercial services available on Lake Mary Boulevard is provided through the trail systems.

## 13. Setbacks

The minimum residential setbacks are as presented in the following diagrams:



## 14. FDOT Easement

The Florida Department of Transportation (FDOT) owns a permanent easement for stormwater retention purposes on lands located in Open Space Tract 9. The retention area is a dry facility that does not require fencing. A joint use agreement between the property owner and FDOT states that if expansion of the pond is needed for the development of the property, the pond may be expanded and reconfigured as needed for up to 44 acre/feet of stormwater retention for the development's use and 8.3 acre/feet for FDOT use. Additionally, the agreement states that the pond may be reshaped or relocated to accommodate a development so long as there is sufficient capacity within the new pond to accommodate 8.3 acre/feet. The stormwater management system planned for rockwell is consistent with this agreement. The FDOT stormwater retention area will be combined with Rockwell's stormwater retention in Open Space Tract 9.



Notes

ROCKWELL  
Planned Unit Development  
Seminole County, Florida

|             |          |
|-------------|----------|
| Project No. | 17203    |
| Designed By | ABD      |
| Drawn By    | JT       |
| Checked By  | JFR      |
| Revisions:  |          |
| Date        | 06.23.03 |
| Date        | 04.18.03 |

Sheet  
6 of 6



# Rockwell Large Scale Land Use Amendment Staff Report

|   |   |                                       |
|---|---|---------------------------------------|
| Suburban Estates (SE) to Planned Development (PD) |   | Amendment<br>(Z2003-011<br>03F.FLU02) |
| REQUEST   |   |                                       |
| APPLICANT   | John Rinehart / Glatting Jackson  |                                       |
| PLAN AMENDMENT                                    | Large Scale Land Use Amendment from Suburban Estates (SE) to Planned Development (PD) |                                       |
| REZONING  | A-1 (Agriculture) to Planned Unit Development (PUD)                                   |                                       |
| APPROXIMATE GROSS ACRES                           | 51.4  |                                       |
| LOCATION  | Long Pond Road 0.6 mile east of Markham Woods Road, adjacent to west side of I-4      |                                       |
| BCC DISTRICT                                      | District 5 – McLain   |                                       |
| RECOMMENDATIONS AND ACTIONS                       |   |                                       |
| LPA RECOMMENDATION<br>8/06/03                     | Recommendations of the Land Planning Agency will be presented at the hearing.         |                                       |
| STAFF RECOMMENDATION                              | Staff recommends DENIAL of the request.   |                                       |

# STAFF ANALYSIS

## Suburban Estates (SE) to Planned Development (PD)

Amendment  
(Z2003-011  
03F.FLU02)

1. **Property Owner:** Catholic Diocese of Orlando
2. **Tax Parcel Number:** 13-20-29-300-005B-0000
3. **Development Trends:** Development to the west and south of the subject property is predominantly single family in nature at densities not exceeding 1 unit per acre. Historically the area has been viewed as a neighborhood of large-lot estates. Development to the north of the proposed Rockwell site consists of a cluster of commercial and other higher intensity uses centered on the I-4 interchange at Lake Mary Boulevard. The Oakmonte PUD represents a gradient of intensity, beginning with commercial and office tracts adjacent to the major thoroughfares on the north and east, and transitioning to multi-family and other, lower-impact nonresidential uses to the south and west. Included in this complex of uses is the ITT Business Training Facility and the Oakmonte Senior Village at the south end of the PUD. Approved with a 6-foot wall along the south property line, the Senior Village has been viewed as the southern extremity of urban uses into the Markham Woods area. Access through the Senior Village is prohibited by the PUD Development Order for Oakmonte.

# SITE DESCRIPTION

1. **EXISTING AND PERMITTED USES:** The future land use designations of Suburban Estates currently assigned to the subject property, permits single family residential development at a maximum density of one (1) dwelling unit per net buildable acre. Existing A-1 zoning allows agricultural and related low-intensity uses.

| Location | Future Land Use* | Zoning* | Existing Use                       |
|----------|------------------|---------|------------------------------------|
| North    | PD               | PUD     | Oakmonte Senior Village (approved) |
| South    | SE               | A-1     | SF residential                     |
| East     | CITY             | CITY    | I-4                                |

| Location | Future Land Use* | Zoning* | Existing Use   |
|----------|------------------|---------|----------------|
| West     | SE               | A-1     | SF residential |

- See enclosed future land use and zoning maps for more details.

## COMPREHENSIVE PLAN CONSISTENCY

**2. PLAN PROGRAMS** - Plan policies address the continuance, expansion and initiation of new government service and facility programs, including, but not limited to, capital facility construction. Each application for a land use designation amendment will include a description and evaluation of any Plan programs (such as the effect on the timing/financing of these programs) that will be affected by the amendment if approved.

**Summary of Program Impacts:** The proposed amendment does not alter the options or long-range strategies for facility improvements or capacity additions included in the Support Documentation to the Vision 2020 Plan. The amendment request would not be in conflict with the Metroplan Orlando Plan or the Florida Department of Transportation's 5-Year Plan (Transportation Policy 14.1).

A. **Traffic Circulation - Consistency with Future Land Use Element:** *In terms of all development proposals, the County shall impose a linkage between the Future Land Use Element and the Transportation Element and all land development activities shall be consistent with the adopted Future Land Use Element (Transportation Policy 2.1).*

Access to the subject property is via Long Pond Road, a local street. However, LOS information is available for Markham Woods Road, the Collector road serving the area. Existing LOS is "A", adopted LOS standard is "E" + 20%. Markham Woods Road is a policy-constrained roadway and will remain a 2-lane road indefinitely.

B. **Water and Sewer Service – Adopted Potable Water and Sanitary Sewer Service Area Maps:** *Figure 11.1 and Figure 14.1 are the water and sewer service area maps for Seminole County*

The subject property is within the Seminole County water and sewer service area. Water, sewer service and reclaimed water are currently available to the site

C. **Public Safety – Adopted Level of Service:** *The County shall maintain adopted levels of service for fire protection and rescue...as an average response time of five minutes (Public Safety Policy 12.2.2).*

The property is served by the Seminole County EMS/Fire Station #36. Response time to the site is less than 5 minutes, which meets the County's average response time standard of 5 minutes.

**3. REGULATIONS** - The policies of the Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the land use amendment with the Vision 2020 Plan, but are not applied in detail at this stage.

A. **Preliminary Development Orders: Capacity Determination:** *For preliminary development orders and for final development orders under which no development activity impacting public facilities may ensue, the capacity of Category I and Category III public facilities shall be determined as follows...No rights to obtain final development orders under which development activity impacting public facilities may ensue, or to obtain development permits, nor any other rights to develop the subject property shall be deemed to have been granted or implied by the County's approval of the development order without a determination having previously been made that the capacity of public facilities will be available in accordance with law (Implementation Policy 1.2.3).*

A review of the availability of public facilities to serve this property indicates that there would be adequate facilities to serve this area, and that the proposed Plan amendment would create no adverse impacts to public facilities.

B. **Flood Plain and Wetlands Areas - Flood Plain Protection and Wetlands Protection:** *The County shall implement the Conservation land use designation through the regulation of development consistent with the Flood Prone (FP-1) and Wetlands (W-1) Overlay Zoning classifications...(Policy FLU 1.2 and 1.3).*

The site contains less than 5% wetlands or flood prone areas, and can be developed within requirements of the Vision 2020 Plan and Land Development Code.

C. **Protection of Endangered and Threatened Wildlife:** *The County shall continue to require, as part of the Development Review Process, proposed development to coordinate those processes with all appropriate agencies and comply with the US Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission Rules as well as other applicable Federal and State Laws regarding protection of endangered and threatened wildlife prior to development approval (Conservation Policy 3.13).*

A threatened and endangered species report shall be required prior to final engineering approval for any proposed development on the subject property.

**4. DEVELOPMENT POLICIES** - Additional criteria and standards are also included in the Plan that describe when, where and how development is to occur. Plan development policies will be used to evaluate the appropriateness of the use, intensity, location, and timing of the proposed amendment.

A. **Compatibility:** When the County's Future Land Use Map (FLUM) was developed in 1987, land use compatibility issues were evaluated and ultimately defined through a community meeting/hearing process that involved substantial public comment and input. When amendments are proposed to the FLUM, however, staff makes an initial evaluation of compatibility, prior to public input and comment, based upon a set of professional standards that include, but are not limited to criteria such as: (a) long standing community development patterns; (b) previous policy direction from the Board of County Commissioners; (c) other planning principles articulated in the Vision 2020 Plan (e.g., appropriate transitioning of land uses, protection of neighborhoods, protection of the environment, protection of private property rights, no creation of new strip commercial developments through plan amendments, etc.).

Based upon an initial evaluation of compatibility, the proposed Planned Development land use would not be in keeping with future land use designations on adjoining properties to the west and south. Approval of the proposal on this site would introduce a residential development at a density of 2.6 dwelling units per acre which is a pattern not typical of the neighborhoods along Long Pond Road. In concept, the Rockwell proposal could function as a transitional use in relation to multi-family and nonresidential uses to the north. However, there would be no physical connection with adjoining development in Oakmonte PUD, as road access is not available in that direction. Access to the subject property is limited to Long Pond Road, connecting to Markham Woods Road, effectively making the project a close neighbor of the Suburban Estates areas to the west and south. Although buffering is proposed adjacent to these areas, the project's density of 2.6 units per net buildable acre is significantly higher and not comparable with the established residential development around it. The proposed lots are smaller in size than adjacent lots. These lots are clustered on the western portion of the property closer to the larger lots rather than being located closer to Interstate 4.

Applicable Plan policies include, but are not limited to, the following:

**Transitional Land Uses:** *The County shall evaluate plan amendments to insure that transitional land uses are provided as a buffer between residential and non-residential uses, between varying intensities of residential uses, and in managing the redevelopment of areas no longer appropriate as viable residential areas. "Exhibit FLU: Appropriate Transitional Land Uses" is to be used in determining appropriate transitional uses. (Policy FLU 2.5)*

Previous discussions and decisions by the Board of County Commissioners have suggested that the transition of land uses from higher to lower intensities in the area was to be accomplished within the Oakmonte PUD, terminating at the south property line of the Oakmonte Senior Village site. The subject property lies beyond that conceptual boundary and, owing to lack of access or other forms of integration, has no practical role in this progression. (Please see attached minutes from the July 22, 2002 Board of County Commissioners public hearing.)

Other applicable plan policies include:

*FLU 2.1 Subdivision Standards.*

*FLLU 2.12 On-Site Traffic Flow*

*FLU 5.5: Water and Sewer Service Expansion*

*Planned Development Future Land Use Definition*

**B. Concurrency Review - Application to New Development:** *For purposes of approving new development subsequent to adoption of this Comprehensive Plan, all adopted public facilities level of service standards and schedules of capital improvements...shall be applied and evaluated...consistent with policies of the Implementation Element... (Capital Improvements Policy 3.2).*

This policy provides for the adoption of level of service (LOS) standards for public facilities and requires that final development orders be issued only if public facilities meeting the adopted LOS are available or will be available concurrent with the development. Additionally, preliminary development orders shall only be issued with the condition that no rights to obtain final development orders or development permits, nor any other rights to develop the subject property are granted or implied by the County's approval of the preliminary development order.

**STAFF RECOMMENDATION:**

Staff recommends DENIAL of the request due to significant differences in density between the proposed development and existing residential uses to the south and west, and lack of access through the Oakmonte PUD, and lack of transition of lot sizes between the existing neighborhood and the proposed lots.

**SEMINOLE COUNTY  
ADMINISTRATIVE ORDER**

On August 12, 2003, Seminole County (the "County") issued this Administrative Order relating to and touching and concerning the following described property:

**LEGAL DESCRIPTION ATTACHED AS EXHIBIT A**

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

**FINDINGS OF FACT**

**Property Owner:** CATHOLIC DIOCESE OF ORLANDO  
**Requested Development Approval:** REZONE FROM A-1 TO PUD

After fully considering staff analysis and all evidence submitted at the public hearing on August 12, 2003, to this matter, the Board of County Commissioners (the "Board") has found, determined and concluded that the request for a change in zoning classification, as proposed, would not be compatible with the adjacent neighborhoods and is inconsistent with development trends in the area, because of significant differences in density between the proposed development and existing residential uses to the south and west, lack of access through the Oakmonte PUD, and lack of transition of lot sizes between the existing neighborhood and the proposed lots.

Lastly, the Board finds that the owners will retain beneficial use of the property without the requested change in classification from A-1 to PUD.

Prepared by: JEFF HOPPER  
1101 East First Street  
Sanford, Florida 32771

FILE NO. - Z2003-011

DEVELOPMENT ORDER # 3-20500006

**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

The aforementioned application for development approval is **DENIED.**

**Done and Ordered on the date first above.**

By: \_\_\_\_\_  
Daryl G. McLain  
Chairman  
Board of County Commissioners

Attest:

\_\_\_\_\_  
Maryanne Morse



FILE NO. - Z2003-011

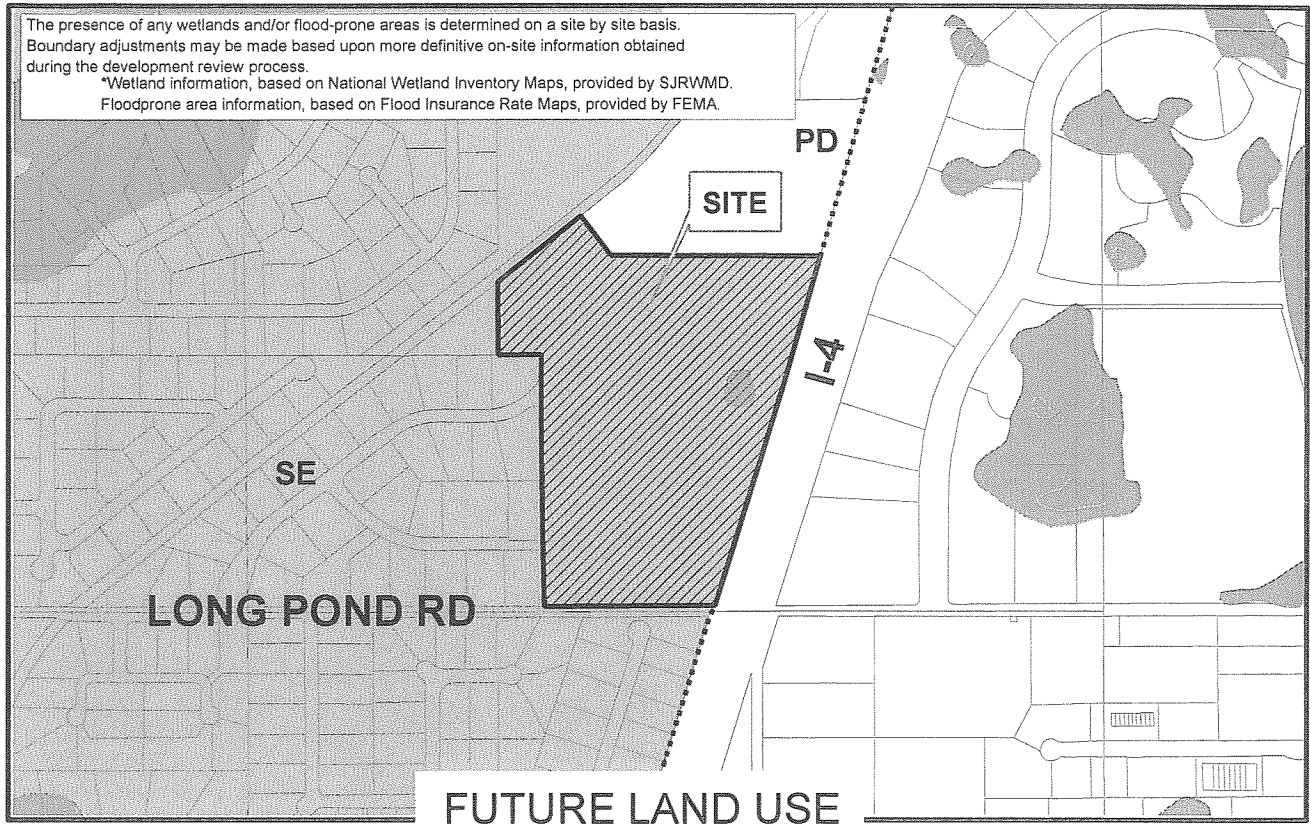
DEVELOPMENT ORDER # 3-20500006

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

SEC 13 TWP 20S RGE 30E THAT PT OF GOVT LOT 2 & E 1/2 OF SW 1/4 S OD RY & W  
OF I-4 (LESS W  
215.7 FT OF 1321.92 FT & BEG SE COR OF BLK C OAKMONTE PARK PB 53 PG 75  
RUN S 16 DEG 11 MIN 40 SEC W 850.93 FT W 1087.66 FT N 37 DEG 49 MIN 36 SEC W  
240.65 FT N 52 DEG 10  
MIN 24 SEC E 182.38 FT NELY ALG CURVE 679.05 FT E 875.51 FT TO BEG & S 33 FT  
FOR RD)

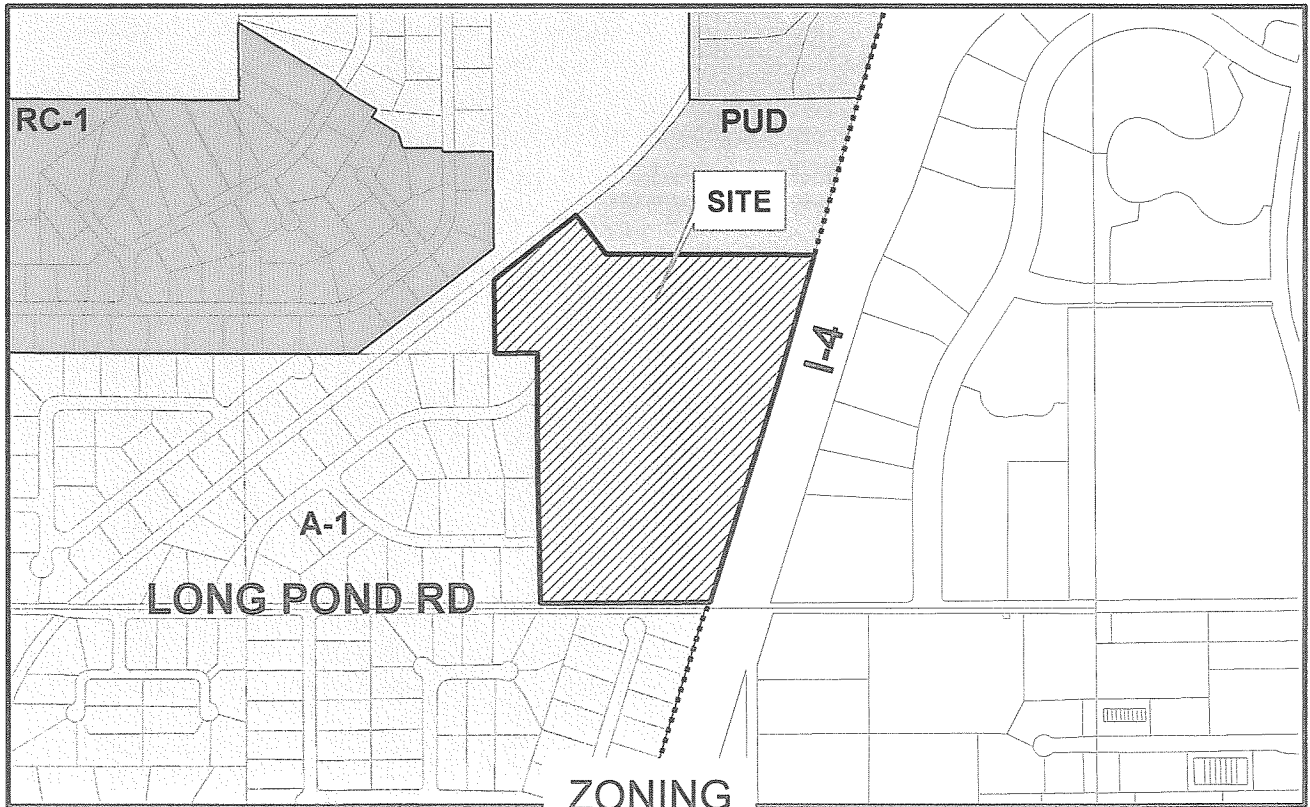
The presence of any wetlands and/or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.  
 \*Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.  
 Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA.



Site
  Municipality
  SE
  PD
  CONS

Applicant: Glatting Jackson  
 Physical STR: 13-20-29-300-005B-0000  
 Gross Acres: 51.443 BCC District: 5  
 Existing Use: Vacant  
 Special Notes: None

|        | Amend/<br>Rezone# | From | To  |
|--------|-------------------|------|-----|
| FLU    | 03F.FLU02         | SE   | PD  |
| Zoning | Z2003-011         | A-1  | PUD |



A-1
  RC-1
  PUD
  Municipality




Amendment No: 03F.FLU02

From: SE To: PD

Rezone No: Z2003-011

From: A-1 To: PUD

 Parcel

 Subject Property



NOT TO SCALE

February 1999 Color Aerials